

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE  
CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55  
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE  
MINOR MODIFICATIONS

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WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to the following properties is consistent with the objective of the Charlestown Urban Renewal Plan:

2 Franklin/305 Main Street	Block 102	Parcel 13
247-251 Main Street	Block 136	Parcel 29
253-261a Main St./3 Lawnwood St.	Block 136	Parcel 14

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environments;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to the Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to the Charlestown Urban Renewal Plan Mass. R-55, said Plan be and hereby is amended by:

1. That Map No. 2 "Treatment Areas Map", is hereby modified by the addition of numbers 305, 247-251, and 253-261a Main Street.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1, Circular dated June 3, 1970.
6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.



SEE: 3,280 sq. ft.

DATE

DEPTH

SITE

ACCESS

PARKING

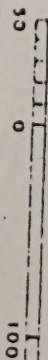
D.U.'s

TYPE

ZONING

NOTES:  
PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS ARE APPROXIMATE  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & SEE:  
CHARLESTOWN URBAN RENEWAL PL  
PROJECT NO. MASS. R-55  
BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 25, 1955.



# DISPOSITION PARCELS

DATE:

CHARLESTOWN

30 Franklin/305 Main

REDEVELOPMENT AUTHORITY







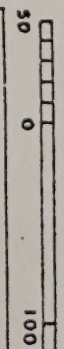
R-107  
247-251 Main Street

R-107 - 4764 sq. ft.  
C-11 - 4878 sq. ft.

WIDTH  
DEPTH  
SITE  
ACCESS  
PARKING  
D.U.'s  
TYPE  
ZONING

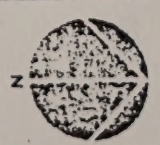
NOTES:  
PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS ARE APPROXIMATE,  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:  
CHARLESTOWN URBAN RENEWAL PLAN  
PROJECT NO. MA95. R-55  
BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 29, 1965.

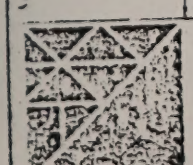


# DISPOSITION PARCELS

DATE:



Charlestown  
Urban Renewal Area  
Massachusetts R-55  
BOSTON REDEVELOPMENT AUTHORITY





January 20, 1977

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL PLAN  
 PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
 CERTAIN PROPERTIES NOT FORMERLY SCHEDULED FOR ACQUISITION TO BE  
 INCLUDED AMONG PROPERTIES SCHEDULED FOR ACQUISITION ON THE "TREAT-  
 MENT AREAS MAP"

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Summary: This Memo requests that the Authority:

1. Adopt a minor modification of the Charlestown Urban Renewal Plan, including three parcels among those scheduled for acquisition under the Plan:
 

2 Franklin/305 Main St.	Block 162	Parcel 13
247-251 Main St.	Block 136	Parcel 29
253-261a Main St./		
3 Lawnwood St.	Block 136	Parcel 14
  2. Authorize the Director to proclaim this minor modification by certificate.
  3. Further authorize the Director of Real Estate to negotiate the acquisition of these properties.
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Under Section 402 of the Charlestown Urban Renewal Plan the Boston Redevelopment Authority may acquire certain properties within the Urban Renewal Area designated for conservation as opposed to acquisition. Section 809 of the Charlestown Urban Renewal Plan provides that when the BRA discovers properties designated for conservation that have not been properly maintained and rehabilitated, the BRA should give notice to the owner that if the property were not brought up to accepted standards within a reasonable period of time the BRA could acquire the property pursuant to Section 402.

The three properties at 305 Main Street, 247-251 Main Street, and 253-261a Main Street are located within the boundaries of the Charlestown Urban Renewal Area as shown on the attached maps. These properties have been owned by the City for a number of years without real prospect for development. The Authority has advertized these parcels and has received satisfactory proposals. Each of the properties is in a state of serious disrepair, and the properties at 305 Main Street and 247-251 Main Street are vacant, abandoned buildings which have deteriorated badly. The property at 305 Main Street has also been extensively vandalized. The property at 253-261a Main Street is predominantly vacant. Of the nine residential units only one is occupied; of the three commercial units only two are occupied. As a whole the properties constitute a public eyesore and a threat to the health and safety of the surrounding area.



Because of the serious disrepair and deterioration of the structures on these parcels, it is important that the Authority acquire these parcels to ensure that they be developed in accordance with the Charlestown Urban Renewal Plan and subject to the Authority's design and development controls.

The area is zoned for mixed use, and the properties will be developed for such use. The proposed redeveloped structures should add to the beauty and economic vitality of the area and as a result strengthen the community.

It is therefore recommended that the BRA exercise its authority under Section 402 and Section 809 of the Charlestown Urban Renewal Plan to acquire these properties; that the Director be authorized to issue a Proclaimer Certificate to that effect; that the Director of Real Estate be authorized to obtain appraisals and negotiate acquisition of these parcels; and that in the event that a negotiated purchase is not possible, the Director use the BRA power of eminent domain to acquire these parcels.

An appropriate Resolution is attached.